



3.0919 acres/1.25 hectares

US 183 visibility and East Crystal Falls Pkwy. frontage

Utilities

Greenfield Corner

Potential commercial/retail

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**3.0919 Acres/1.25 Hectares
Brannen Property**

Site 95

Property				
Total Acreage: 3.0919 acres/1.25 hectares		Map: MAPSCO Austin 2006 Street Guide, pg. 342, Sec. Q, R		
Location				
City: Leander		County: Williamson		
Address/Directions: 101 East Crystal Falls Parkway, NE corner of East Crystal Falls Pkwy. and South US 183				
Within City Limits: Yes		Distance from City Limits: Not Applicable		
Distance to US Highways: immediate frontage west		Type of Zoning: General Commercial		
Distance to Interstate Highways: 10 miles/16.1 kilometers east				
General Site Information				
Previous Use of Site: Greenfield		General Condition: Excellent		Dimensions: 500 X 250 feet/152 x 76 meters
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 2 percent slopes		Shrink/Swell Capacity: Very high with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete.		
Adjoining Acreage Available: No		Can Site Be Divided: No		Lot Size: Not Applicable
Improvements				
Road Distance to Rail: immediately west		Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail		
Proximity to Port(s): Three (3) hours to Port of Houston		Other Improvements: Frontage on East Crystal Falls Parkway and visibility from US 183		
Fenced: No		Landscaped: No		
Located within an Industrial Park: No		Type of Business: Commercial, Retail		
Deed Restriction(s): No		Covenants: No		
Utilities				
City of Leander Services: Department of Engineering, (512) 528-2700		Water - Size of Nearest Line: 16 inches/40.6 cm Pressure: 88 psi/607 kilopascal		Sewer - Size of Nearest Line: 6 & 8 inches/15.2 & 20.3 cm
Electric Service: Pedernales Electric Cooperative (PEC)	Phone: (830) 868-6041	Facs: (512) 268-0328		Email: Trista.fugate@peci.com
Natural Gas Service: ATMOS Energy, (512) 310-3810	Size of Nearest Line: 6 inch/15.2 cm Poly II		Pressure: Intermediate Pressure located 2.8 miles/4.5 km west at West South Street	
Telecommunication Service: AT&T and/or SuddenLink	Phone: (512) 870-4430 and/or (979) 595-2424	Facs: (512) 870-4475 and/or (979) 595-2445		Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com
Solid Waste Disposal: Clawson Disposal, Inc.	Phone: (512) 259-1709	Facs: (512) 746-5807		Email: clawsondisp@earthlink.net
Sales Information				
Contact: Mr. O'Barr Rost, CCIM	Phone: (512) 388-4475	Facs: (512) 388-4116	Email: orost@sbclglobal.net	Web Site: www.obarrrostreetors.com
Sales Price: \$762,300 or \$17.50 per square foot		Lease Price: Not Applicable		
Comments: Located on the NE corner of US 183 and East Crystal Falls Pkwy. across from the new 350,000 square foot/32,516 square meter, Lowe's anchored "Gateway to Leander" shopping center. Developer will build "single-story" storage facilities and is interested in a one-acre/.4 hectare user for the hard-corner.				